



Planning Commission Meeting Minutes
June 17, 2024
7:00 p.m.

Steve Shebeck called to order at 7:00 p.m. the meeting of the Twinsburg City Planning Commission.

ROLL CALL:

Present: Michael Walker, Ed Hoegler, Steve Shebeck
Also Present: Lynn Muter-City Planner, Scott Barr-Council Representative

Work Session:

1. Lot Split/Consolidation

9385 Shepard Road

PP #64-01251

Tom Fischietto and Derek Berdysz

- Applicants discussed that are wanting to split their 4.5 acre lot on Shepard Road into 4 lots.
- Two of flag lots will need variance approval. They would like a conditional approval until they can get approval from BZA.
- They have acquired a letter as requested by Engineering regarding the sewer connection.
- Mr. Shebeck stated concerns with the storm water management. He discussed concerns for the size of the flag lots and the driveway lengths.
- Ms. Muter discussed that the general consensus at City Hall is that people like the rear lots. There are definitely positive and negative aspects of this plan. She discussed the storm water management.

2. Re-Zoning

SW Corner of E. Aurora Road and Chamberlin Road

PP #64-00589

Robert J. Benjamin

- Applicant is seeking approval to rezone this 12.3 acre parcel from current C2 Community Commercial District to R5 Single Family, consistent with Ryan Homes that was previously constructed on the other side of Route 82.
- The concept is that this would be transitional zoning that would allow for empty nesters to be able to a more compatible situation.

- Applicant stated the application included a vicinity map and zoning analysis.
- Applicant discussed there will be needed variances, including the density issues and the cul-de-sac.
- Floors plans were submitted. Applicant discussed details of the proposed models.
- They are seeking a recommendation from Planning Commission for Council's approval.

Regular Meeting: 7:17pm

1. Approval of the June 3, 2024 minutes

Mr. Walker motioned to approve minutes for Planning Commission meeting on June 3, 2024, as submitted.

Mr. Shebeck seconded the Motion.

No objections or corrections presented.

Minutes unanimously approved as submitted.

2. Public Participation:

- Lynn Clark- (Old Mill Road) discussed the proposed zoning changes. He stated he feels that there is less in the most recent draft of zone changes to protect the environment. He spoke about Leadership, Energy and Environmental Design.

3. Lot Split

9385 Shepard Road

PP #64-01251

Tom Fischietto and Derek Berdysz

MOTION: Upon reliance upon representations made by the applicant and their representatives, along with the submitted application for a lot split of PP #64-01251, date stamped received May 29, 2024, Mr. Shebeck moves that Planning Commission approve the requested action with the following condition(s):

- 1. Variance request necessary for the proposed lot configurations are approved under a separate application made with the Board of Zoning and Building Appeals.**
- 2. Storm Water Management facilities and a long term maintenance agreement associated with the development of the lots are approved by the City Engineer and recorded with the Summit County.**

Mr. Walker seconded the Motion.

No discussion presented.

Upon roll call Motion passed 3-0.

4. Re-Zoning

**SW Corner of E. Aurora Road and Chamberlin Road
PP #64-00589
Robert J. Benjamin**

MOTION: Upon reliance upon representations made by the applicant and their representatives, along with the submitted application for rezoning from Developers Diversified for PP #64-00589, date stamped received May 24, 2024, Mr. Shebeck moves that Planning Commission recommend to City Council approval of the requested Zoning Amendment from C2 Community Commercial District to R5 Single Family Cluster District.

**Mr. Walker seconded the Motion.
No discussion presented.
Upon roll call Motion passed 3-0.**

5. Communications & Miscellaneous:

- Ms. Muter shared upcoming application requests.
- Next meeting date is August 19, 2024.

6. Excuse Absent Member(s):

**Mr. Hoegler motioned to excuse absent member(s): Kraig Shipley and Marc Cohen
Mr. Walker seconded the Motion.
No objections presented.
Upon roll call, Motion passed 3-0.**

Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:25pm.